

# *Board of County Commissioners*

## **Development Review**

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## **Development Review Committee Meeting** **April 19, 2004**

**Members Present:** Richard Helms-Development Coordinator/Acting Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Bill Gulbrandsen-Fire Services, Michael Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Marie Keenum-911 Coordinator, Charles Cilenti-Planner, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Mr. Cilenti moved to approve the minutes of the April 12, 2004 meeting. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business:**

None

### **New Business:**

#### ***Anderson Columbia – Medium Development – Conceptual Plan Review***

Micheal Springstead, Springstead Engineering, Inc., was present and requesting conceptual approval to construct a 14' x 40' modular office/scale house for a rock storage yard. Mr. Helms explained this project would be discussed, but would need to be tabled due to the requirement of a special use permit. The special use permit is required because of proposed outside activities within 300' of residentially zoned property. Mr. Springstead is working with Mr. Parrett, Public Works, regarding the proposed road right-of-way dedication. The possible dedication and/or maintenance agreement for CR 535 were discussed. The zoning requirements for the out-parcel were also discussed. A 12-month waiting period is required before an application to rezone the out-parcel can be filed. The proposed use is for a rock storage yard only. Engineering comments were discussed regarding the following: number of employees, zoning and land use of surrounding properties, stop bar, flood plain information and structure height. A match slope line and generated contours were discussed. A delineation was made on the plans to match the natural ground. There is no wetland mitigation required. Staff comments were discussed regarding the following: CSX railroad property access, surrounding property zonings, screening requirements, building setback lines, trees of concern, label plans as conceptual, traffic circulation, the removal of "DO NOT ENTER" signs, exterior lighting, security fencing and traffic generation.

Mrs. Keenum moved to table the request until a Special Use Permit is obtained.  
Mr. Lukert seconded the motion and the motion carried.

*Mr. Ginn excused himself at 2:22 PM.*

***VOS: Hampton Villas – Major Development – Preliminary Review***

Kim Burgess, Mid-State Engineering, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 75-lot subdivision. Engineering comments were discussed regarding the following: roadway names and proposed fences/walls. Staff comments were discussed regarding the following: proposed restrictions, Point Of Commencement identification and double frontage lot setbacks. An emergency exit is not proposed, but the suggested entrance has a 43' wide right-of-way. The applicant prefers not to use crash gates. An emergency access gate was discussed.

*Mr. Gulbrandsen excused himself at 2:32 PM.*

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on revised plans, and **the recommendation of a secondary access being added for emergency use.** Mrs. Keenum seconded the motion and the motion carried.

***The Villages: First Village Realty Expansion – Medium Development – Conceptual Review***

Jeff Head, Farner Barley and Associates, Inc., was present and requesting conceptual approval to construct a 1,524 sf addition. Staff comments were discussed regarding the following: total impervious area, building height, hydrant location, surrounding property zonings, open porch area, building setback lines, engineer of record information and drainage calculations. The requirement of Southwest Florida Water Management District permits was discussed. A copy of the existing SWFWMD permit that was originally received will be furnished to staff. The applicant was requested to obtain a letter of exemption from SWFWMD.

Mr. Springstead moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

***VOS: Unit 107 – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 167-lot/8-tract subdivision. Staff, surveyor and clerk comments have been received by the applicant and will be addressed. The only engineering comment was regarding an easement being needed between lots 63 and 64 for sanitary drainage.

Mr. Springstead moved to approve the final plat, subject to all comments being addressed on a revised plat. Mr. Cilenti seconded the motion and the motion carried.

***VOS: Chesterfield Villas – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 46-lot/3-tract subdivision. Staff, surveyor and clerk comments have been received by the applicant and will be addressed.

Mr. Springstead moved to approve the final plat, subject to all comments being addressed on a revised plat. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Richmond Villas – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 79-lot/4-tract subdivision. Staff, surveyor and clerk comments have been received by the applicant and will be addressed.

Mr. Springstead moved to approve the final plat, subject to all comments being addressed on a revised plat. Mrs. Howard seconded the motion and the motion carried.

***VOS: Unit 122 – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 341-unit subdivision. More road names will be added to the revised plans. Golf cart tract information is included in the construction detail manual. Proposed access was discussed.

Mr. Springstead moved to approve the preliminary plans subject to all comments being addressed on revised plans, if needed. Mr. Cilenti seconded the motion and the motion carried.

***VOS: Newport Villas – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 53-unit subdivision. The lot boundary on lot 36 was discussed regarding the parking area tract and a clear lot boundary line. An emergency gate is shown on the plans.

Mr. Cilenti moved to approve the preliminary plans subject to all comments being addressed on revised plans, if needed. Mr. Springstead seconded the motion and the motion carried.

***VOS: Elizabeth Villas – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 75-unit subdivision. There were no engineering comments.

Mr. Springstead moved to approve the engineering plans. Mr. Cilenti seconded the motion and the motion carried.

***VOS: Unit 110 – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 133-unit subdivision. There were no engineering comments.

Mr. Springstead moved to approve the engineering plans. Mrs. Howard seconded the motion and the motion carried.

**Q&A/Public Forum**

None

The next meeting is scheduled for April 26, 2004.

Mrs. Keenum moved to adjourn. Mr. Springstead seconded the motion and the motion carried.

The meeting adjourned at 3:12 P.M.